

# For Sale

4 High Street, Sandown, Isle of Wight PO36 8DA

- Prominent retail opportunity in hugely popular tourist destination
- Ideal owner occupier / Investment opportunity
- Upper floors sold off long leasehold
- Previously let at £7,225 per annum
- Offers in the region of £125,000



## LOCATION

Sandown is a popular tourist destination situated on the south-east coast of the Isle of Wight. The property is situated on the south side of High Street in the town centre, close to its junction with Pier Street and some 160 metres north of Sandown pier and Esplanade. Neighbouring occupiers include Boots the Chemist, Sainsbury's Local and Lloyds Bank. The Royal Pier Hotel, Trouville Hotel and Ocean Hotel are also close by, and the town is home to the Isle of Wight Zoo.

## DESCRIPTION

The property comprises a ground floor retail unit with self-contained residential accommodation on the first and second floors, which have been sold on a long leasehold interest. The property benefits from an external store area.

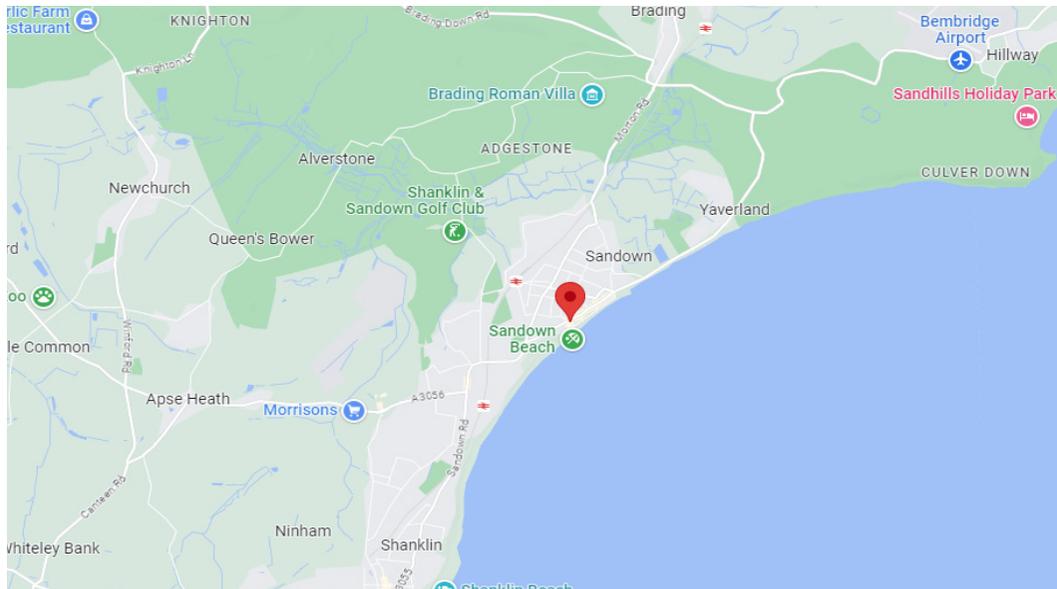
## ACCOMMODATION

Ground Floor - 561 sq. ft. (52 sq m) of retail spaces.

First Floor & Second Floor - Residential accommodation sold off on a 999 year lease.

## TENURE

Virtual Freehold. 999 years from 10/12/1853 until 09/12/2852 at £7 per annum.



## PRICE

Offers in the region of £125,000 are sought for the Freehold interest, subject to vacant possession.

## ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

## EPC

Available upon request.

## VALUE ADDED TAX

VAT is not applicable.

## LEGAL COSTS

Each party is to be responsible for their own legal costs that may be incurred in this transaction.

## FURTHER INFORMATION AND VIEWINGS

Please contact Bond Wolfe on 0121 525 0600 or email [agency@bondwolfe.com](mailto:agency@bondwolfe.com).



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